

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

**Monday, March 28, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. EXECUTIVE SESSION: Discussion of active litigation.

III. PUBLIC COMMENTS:

IV. PUBLIC HEARINGS:

1. #Z200511 – Pioneer Builders of Ellington, Inc. for a zone change to ARCHZ/Age Restricted Cluster Housing Zone including conceptual site plan approval on property located at 22 Maple Street, APN 073-014-0000 in a PC Zone.
2. #Z200505 – Deer Valley, LLC for a site plan approval and special permit for 10 multi-family buildings and associated improvements on properties located at 155 Windermere Avenue, APN 017-002-0001 & 80 Pinney Street, APN 017-002-0000 in an MF Zone.
3. #Z200506 – Rachel T. DeRham for Thompson Family Land Trust for a special permit for renewal of earth excavation permit on property located on Sadds Mill Road, APN 136-001-0000 in an RA Zone.
4. #Z200507 – Leeron Associates, LLC for a special permit and site plan approval for display area for automobile/storage trailer on properties located at 171 West Road, APN 046-005-0001 & 161 West Road, APN 037-005-0084 in a PC Zone.
5. #Z200509 – Sadds Mill Associates, LLC for a special permit for renewal of earth excavation permit on properties located at Sadds Mill Road, APN 100-009-0000, 100-011-0000, 101-003-0000, 101-001-0000, 088-001-0000 in a RA & I Zone.

V. UNFINISHED BUSINESS:

1. Discussion of Fee-in-lieu of open space Rye Field Estates Subdivision.

VI. NEW BUSINESS:

1. #S200501 – Jolyn II, LLC for a modification of subdivision approval to redesign detention basin on property located at 34 Ellsworth Lane, APN 118-004-0003 in an RA Zone.
2. Discussion: First Selectman's Request to Amend Land Use Fees.

3. #Z200510 – Valley Farms for a special permit for renewal of earth excavation permit on property located at 135 West Road, APN 037-005-0086 in a A & C Zone. **(RECEIPT ONLY)**
4. #S200502 – Development Services for a 20 lot subdivision on property located at Newell Hill Road, APN 127-014-0000 in an RA Zone. **(RECEIPT ONLY)**
5. #Z200512 - Deepak Govani for special permit to expand existing liquor store on property located at 192 Windsorville Road, APN 009-066-0000 in a C Zone. **(RECEIPT ONLY)**
6. #Z200508 – Cumberland Farms, Inc. for a special permit and site plan approval on property located at 5 Wapping Wood Road, APN 026-009-0000 in a C Zone. **(RECEIPT ONLY)**

VII. ADMINISTRATIVE BUSINESS:

1. Discussion: Zoning/Wetland Agent Appointment.
2. Review of proposed subdivision on Shenipsit Lake Road, Tolland. (Abuts Ellington)
3. Review of proposed subdivision on Florence Drive, Tolland. (Abuts Ellington)
4. Approval of Meeting Minutes:
 - a. March 3, 2005, special meeting minutes.
5. Correspondence:
 - a. Memo to Dennis Milanovich from Conservation Commission dated, 2/24/05. (Proposal for Use of Kimball Forest Parcel)
 - b. Memo to Planning & Zoning Commission from Matt Davis dated, 2/28/05. (Changes to Land Use Fees)
 - c. Fax to Attorney Marvin Bellis from Matt Davis dated, 3/15/05. (DRB comments/suggestions)
 - d. Letter to Dennis Milanovich from Jim Thompson dated, 3/15/05. (Five Corners)
 - e. Memo to Board of Selectman from Zoning Board of Appeals dated, 3/21/05. (Memo from Town Attorney regarding Fee Waivers)
 - f. Memo to Dennis Milanovich from Matt Davis dated, 3/21/05. (Board of Selectman's meeting minutes)
 - g. Memo to Dennis Milanovich and Board of Selectman dated, 2/22/05. (Streamlining the permit process)
 - h. Memo to Dennis Milanovich from Matt Davis dated, 2/23/05. (Land Use Fees Analysis)
 - i. Letter to Robert Phillips from Dennis Milanovich dated, 3/18/05. (ZEO Hire)
 - j. Letter to Guy Burns from Matt Davis dated, 3/7/05. (Unauthorized Uses at 7 Nutmeg Drive)
 - k. CRCOG/Report on zoning referral – Z2005/9a.
 - l. CRCOG/Report on zoning referral – Z2005/9b.

VIII. ADJOURNMENT: